

CERTIFICATE OF APPROPRIATENESS**Application Date:** June 28, 2016**Applicant:** Phil Arnett for 2315 Union Street, LLC, owner**Property:** 2315 Union Street, Lot 11, Block 384, Baker W R NSBB Subdivision. The property includes a historic 900 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.**Significance:** Contributing residence, located in the Old Sixth Ward Historic District.**Proposal:** Alteration – *Revision. The applicant has removed the original decorative gable trim, gable window, and window trim without a COA. This action was outside the scope of work approved in four earlier COAs for this remodel, and was done without staff knowledge or prior HAHC approval.*

- The applicant originally received a COA in January 2015 to replace nine non-original aluminum windows with wood 4-over-4 sash windows and to replace three non-original square porch columns with three wood turned columns that match the original existing turned porch column
- On February 9, 2015, the applicant received a Stop Work order for exceeding scope of a previously purchased permit for a residential re-roof; the front porch was removed and rebuilt, new inappropriate columns were installed, and the gable window was removed
- In February 2015, the applicant received a COA to construct a rear 964 square foot one-story addition to an existing 900 square foot one-story residence
- In July 2015, the applicant received HAHC approval to replace the existing four wood turned columns with four wood turned columns that match the style of the previously removed original wood turned columns
- In March 2016, the applicant installed a 4-over-4 window in the gable; this window did not match the original 6-over-6 window, nor was it approved for replacement
- In May 2016, it was brought to the attention of staff that the original decorative trim had been removed at an unknown date after the current owner had purchased the property; the owner indicated it was destroyed while pressure washing the house
- On May 10, 2016, staff contacted the applicant and instructed him to apply to the HAHC for the outstanding issues with the structure, including: the destroyed decorative gable trim, the replaced gable window, and removal of the trim around all the original window openings
- Staff was not able to confirm the condition of the decorative gable trim, gable window, or trim.

The applicant is now requesting approval for the installation of an appropriate salvaged wood 6-over-6 gable window, the reinstallation of the original wood window trim, and the installation of reproduction wood decorative gable trim that matches the original

See enclosed application materials and detailed project description on p. 5-13 for further details.

See Attachment A for Previous Compliance Documentation. See Attachment B for additional Staff Photos.

Public Comment: No public comment received.**Civic Association:** No comment received.**Recommendation:** Denial - does not satisfy criteria 1, 4, 5, 6, 7, or 9.

In addition to any other remedies that HAHC sees fit to require, staff recommends a Certificate of Remediation for the removal of the decorative gable trim, gable window, and window trim. Since the historic decorative gable trim and gable window have been destroyed by the applicant and these actions therefore cannot be reversed, a Certificate of Remediation will allow the project to progress without the Commission approving the unauthorized removal materials or deeming the unauthorized work appropriate.

HAHC Action:

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

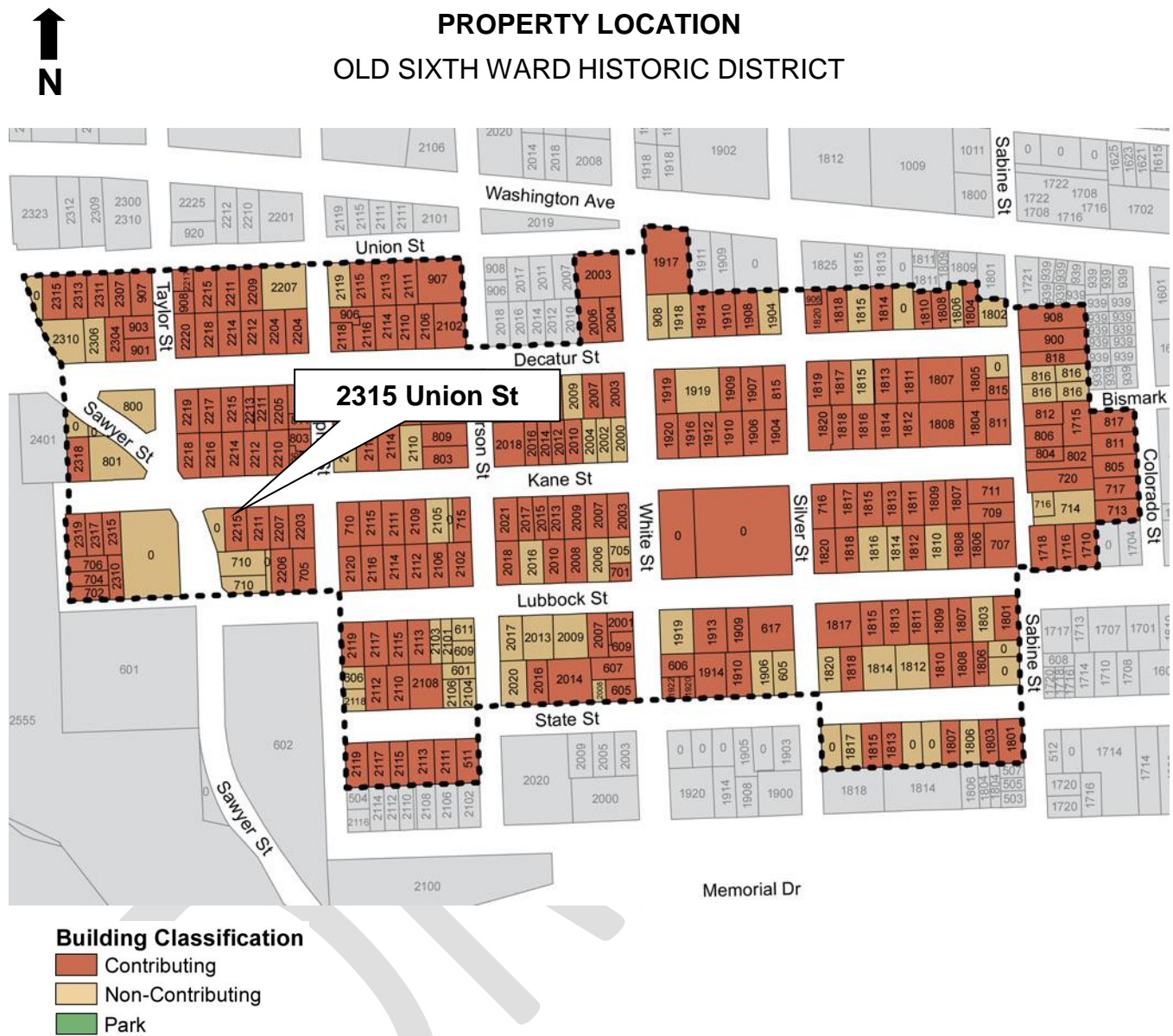
- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The unauthorized removal of the original wood decorative gable trim, gable window, and window trim significantly alter the character of the structure and property.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The unauthorized removal of the original wood decorative gable trim, gable window, and window trim results in the loss of significant historic material that are distinguishing characteristics of the historic residence.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The unauthorized removal of the original wood decorative gable trim, gable window, and window trim does not maintain distinctive stylistic exterior features and results in the loss of historic material that contributes to the character of the residence.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<i>The unauthorized removal of the original wood decorative gable trim with the intention of not replacing it is not visually compatible with the original design of the structure. The unauthorized replacement of the 6-over-6 gable window with a 4-over-4 gable window is not visually compatible with the previously existing window.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
<i>Since the original wood decorative gable trim and the 6-over-6 gable window have been destroyed without HAHC approval, the replacement of these features should be based on an accurate duplication substantiated by physical and pictorial evidence.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>The unauthorized removal of the original wood decorative gable trim, gable window, and window trim destroys significant historical and architectural material and alters the distinguishing characteristics of the historic residence.</i> |

- ☒ ☐ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- ☒ ☐ ☐ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

OLD SIXTH WARD DESIGN GUIDELINES

- ☐ ☒ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

DRAFT



INVENTORY PHOTO



PHOTOS OF RENOVATED GABLE WINDOW / TRIM

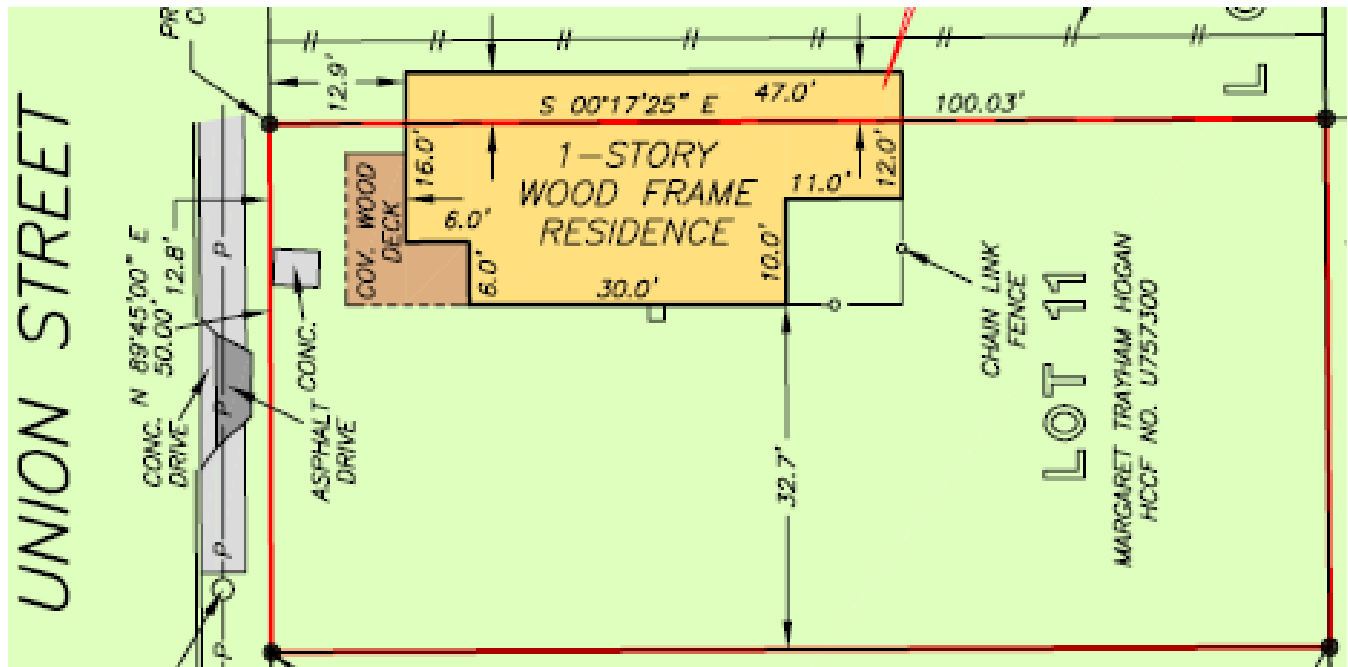


CURRENT PHOTO



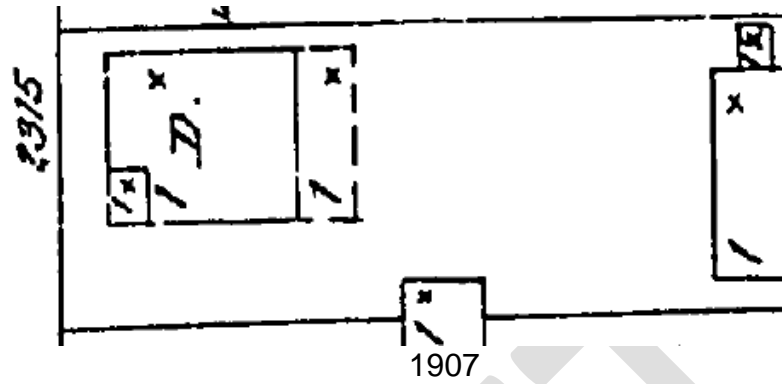


EXISTING SITE PLAN

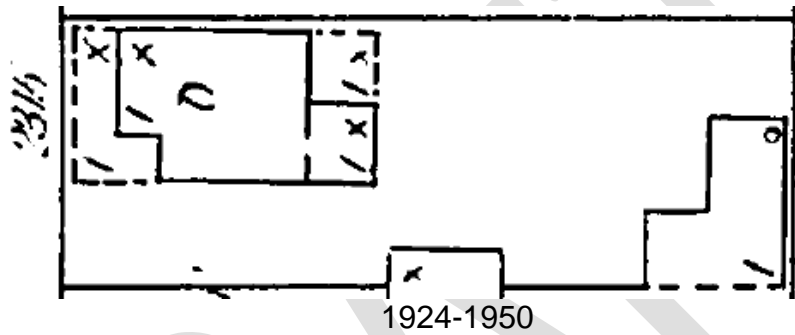


SANBORN FIRE INSURANCE MAPS

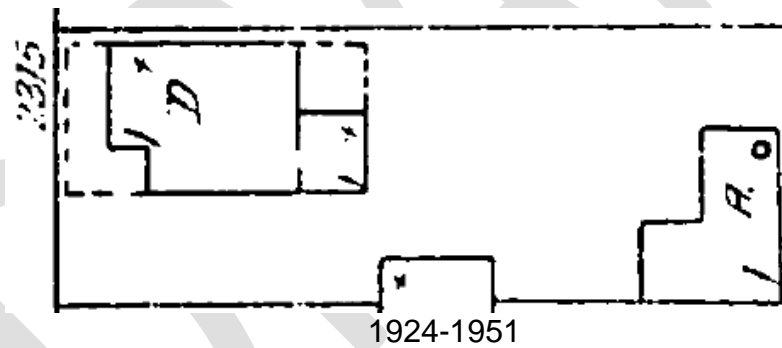
1896



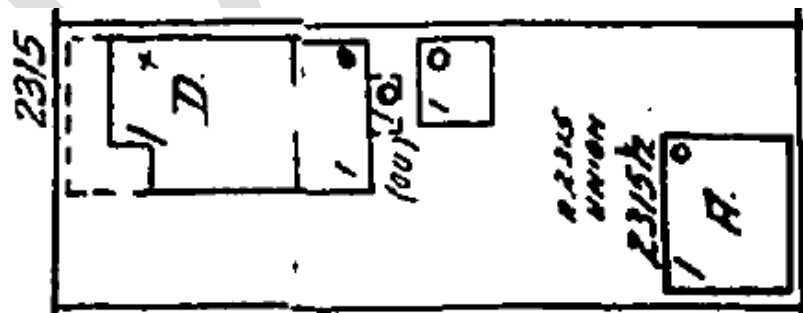
1907



1924-1950



1924-1951



TAX PHOTO



HERITAGE SOCIETY PHOTO

1974



PROPOSED SALVAGED GABLE WINDOW



PROPOSED RECREATED WOOD DECORATIVE GABLE TRIM



PROJECT DETAILS

Windows/Doors: The existing 6-over-6 gable window was removed during an earlier phase of construction. The applicant proposes to install a salvaged 6-over-6 wood window to match the original size and design. See photo for more detail.

Exterior Materials: The original decorative wood gable trim was destroyed when the house was power washed. The applicant ordered a custom milled wood replica of the original trim to be installed. All existing window trim will be reinstalled. See photo for more detail.

DRAFT

ATTACHMENT A
PREVIOUS COMPLIANCE DOCUMENTATION
STOP WORK INSPECTION 2/18/2015

DRAFT

COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



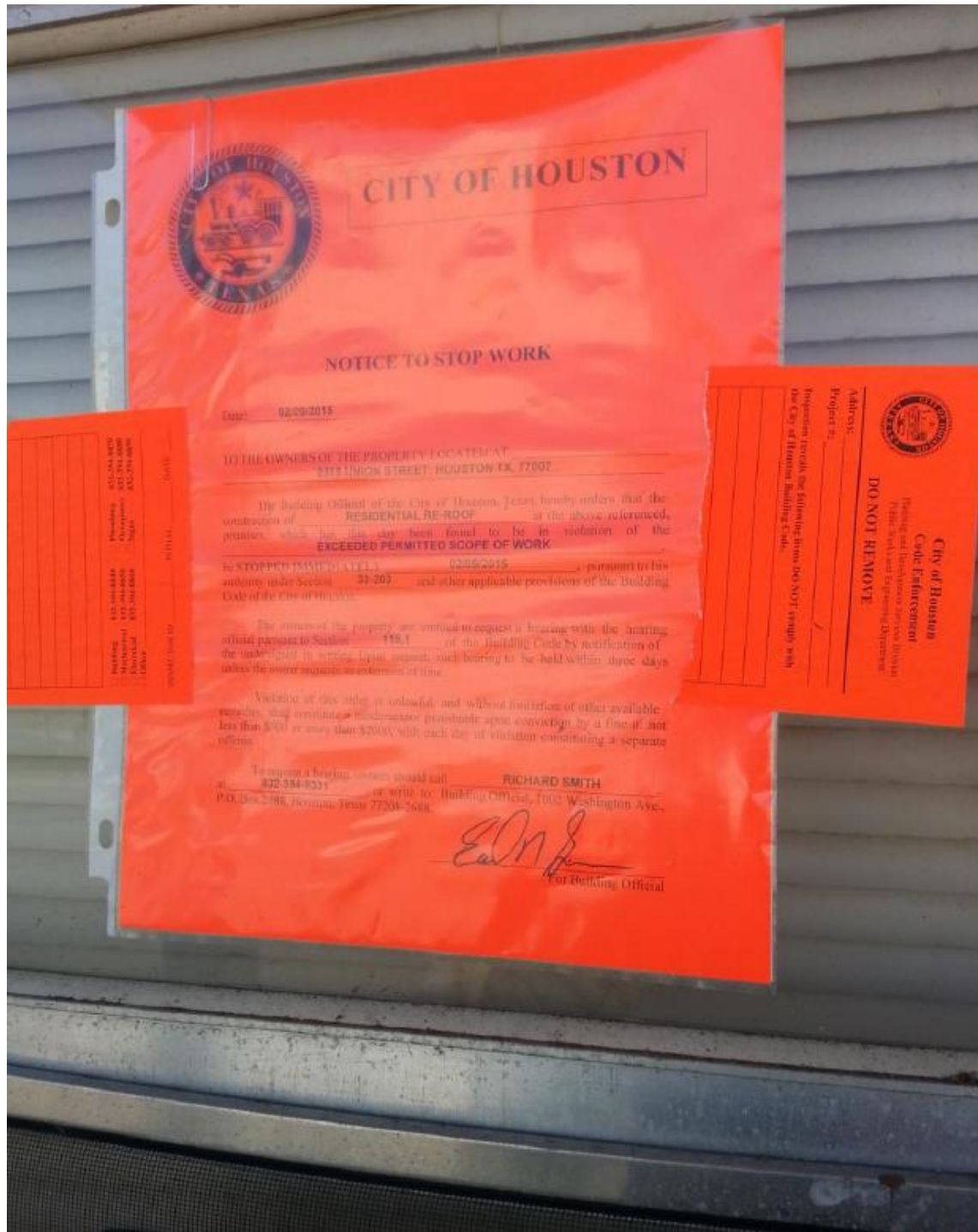
COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



COMPLIANCE DOCUMENTATION



ATTACHMENT B

STAFF PHOTOS

DRAFT

















DRAFT











